043.0	0005	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,034,500 / 1,034,500
					USE VALUE:	1,034,500 / 1,034,500
					ASSESSED:	1,034,500 / 1,034,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
108	-110	PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAPLIN ROBERT M/ALLISON M
Owner 2:	
Owner 3:	
Street 1:	108-110 PALMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MISRA VINOD & KAMAL TRUSTEE -
Owner 2:	108-110 PALMER STREET TRUST -
Street 1:	6 WAINWRIGHT ROAD
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3152 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	579,700		454,800	1,034,500
Total Card	0.114	579,700		454,800	1,034,500
Total Parcel	0.114	579,700		454,800	1,034,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 328.20 | /Parcel: 328.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 30335
GIS Ref
GIS Ref
Insp Date 05/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 043.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	579,700	0	4,950.	454,800	1,034,500	1,034,500	Year End Roll	12/18/2019
2019	104	FV	423,400	0	4,950.	483,200	906,600	906,600	Year End Roll	1/3/2019
2018	104	FV	423,400	0	4,950.	352,500	775,900	775,900	Year End Roll	12/20/2017
2017	104	FV	397,100	0	4,950.	307,000	704,100	704,100	Year End Roll	1/3/2017
2016	104	FV	397,100	0	4,950.	261,500	658,600	658,600	Year End	1/4/2016
2015	104	FV	353,900	0	4,950.	255,800	609,700	609,700	Year End Roll	12/11/2014
2014	104	FV	353,900	0	4,950.	210,300	564,200	564,200	Year End Roll	12/16/2013
2013	104	FV	368,200	0	4,950.	200,100	568,300	568,300		12/13/2012

!3665!

PRINT

Date	Time
12/10/20	18:51:26

LAST REV

Date	Time
06/12/18	15:42:26

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3665

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MISRA VINOD & K	50374-438		11/20/2007		621,000	No	No		
MISRA VINOD/ETA	25021-209		11/29/1994		1	No	No		A

USER DEFINED

Prior Id # 1:	30335
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/8/2014	11	Heat App	6,000	C				
1/8/2001	4	Re-Roof	2,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2018	Inspected	CC	Chris C
4/18/2018	MEAS&NOTICE	BS	Barbara S
5/5/2014	External Ins	PC	PHIL C
2/7/2014	Info Fm Prmt	EMK	Ellen K
1/8/2009	Meas/Inspect	189	PATRIOT
12/4/2008	MLS	MM	Mary M
2/15/2000	Mailer Sent		
2/15/2000	Measured	197	PATRIOT
8/24/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.98312175
Const Adj.:	0.98696071
Adj $ / SQ:	164.951
Other Features:	133500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	712132
Depreciation:	132457
Depreciated Total:	579676

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	7	4	
Totals			
2	12	6	

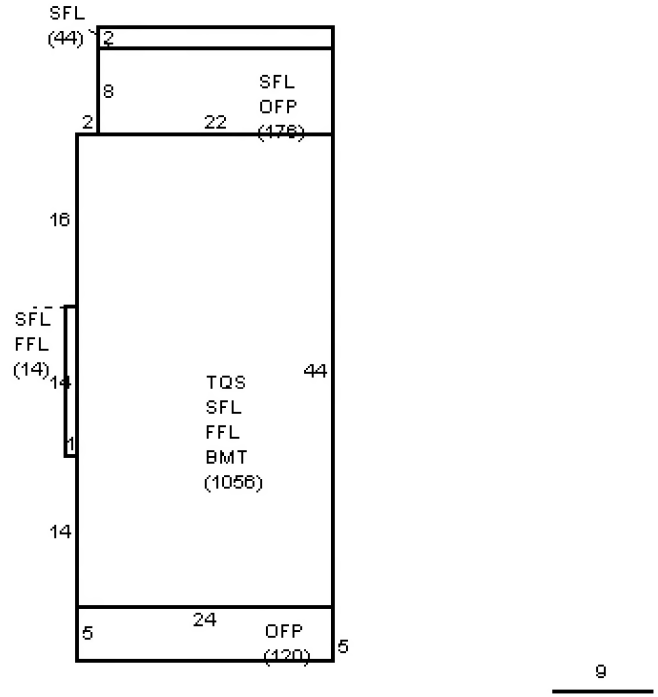
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	164.95
Special Features:	0	Val/Su Net:	128.71
Final Total:	579700	Val/Su SzAd	183.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,290	164.950	212,787
FFL	First Floor	1,070	164.950	176,498
BMT	Basement	1,056	49.490	52,257
TQS	3/4 Story	792	164.950	130,642
OFP	Open Porch	296	21.790	6,449

Net Sketched Area:	4,504			Total:	578,633
Size Ad	3152	Gross Are	4768	FinArea	3152

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

043.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2015	0.00	T	3.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc